

SOUTH LAKE UNION REZONE LEGISLATION



City of Seattle
Planning and Development

November 14, 2012

SLU Legislation

- Revised Height, Bulk and FAR
- Rezone of IC zoned properties to SM
- Stronger Development Standards
 - ▣ Tower spacing and floorplates
 - ▣ Ensure street-level activation
 - ▣ Address Parking
- New Incentive Zoning Provisions
 - ▣ Commercial and Residential Incentive Programs
 - ▣ Landscape Conservation and Local Infrastructure Program (“TIF for TDR”)
 - ▣ Incentives for Preservation of Landmark Structures

The 2007 South Lake Union Neighborhood Plan: Goals and Policies to Shape an Urban Center

- Neighborhood Character
 - ▣ Diverse building types, unique subareas and hearts, arts and culture, eyes on the street
- Transportation
 - ▣ Fix Mercer, transit improvements, green streets
- Parks and Open Space
 - ▣ Build LU Park and improve Cascade plgd, leverage ROW to connect open spaces
- Housing
 - ▣ Incentives for more housing types, levels of affordability; preserve existing housing; subareas for family housing
- Sustainable Development
 - ▣ Innovative green building, district energy, preserve view corridors

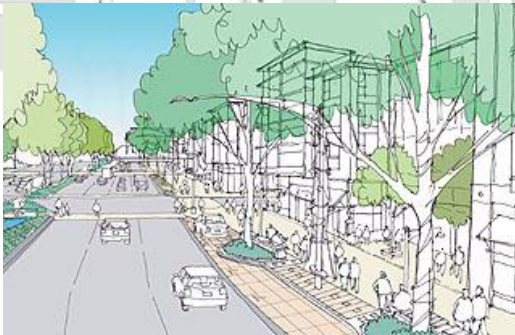
...to name just a few!



URBAN CENTER
NEIGHBORHOOD PLAN
September 2007



Public Investment in South Lake Union

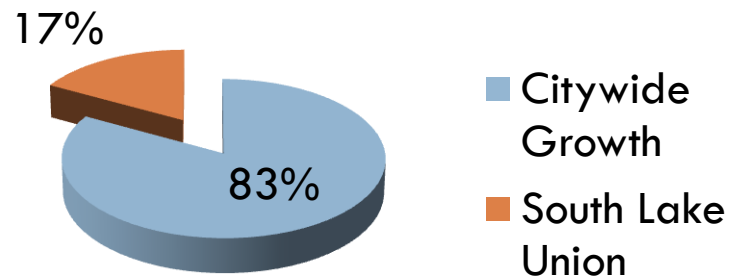


Rezoning: Planning Principles

- Encourage a broader range of building types, including high-rise commercial and residential, throughout the neighborhood. Carefully manage tower density to maintain view corridors and sense of openness to Lake Union.
- “Seattle Mixed” zoning throughout the neighborhood; establish strong residential pockets in key areas.
- Include strong incentive zoning provisions that support affordable housing, key infrastructure, and community facilities such as a community center.
- Provide parking standards that reinforce the City’s mode split goals.
- Development standards that emphasize the pedestrian experience.

Share of Citywide Growth

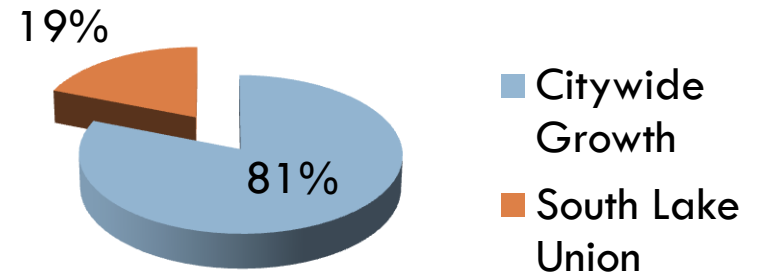
Housing Units



2024 8,000 housing units

2031 12,000 housing units

Jobs

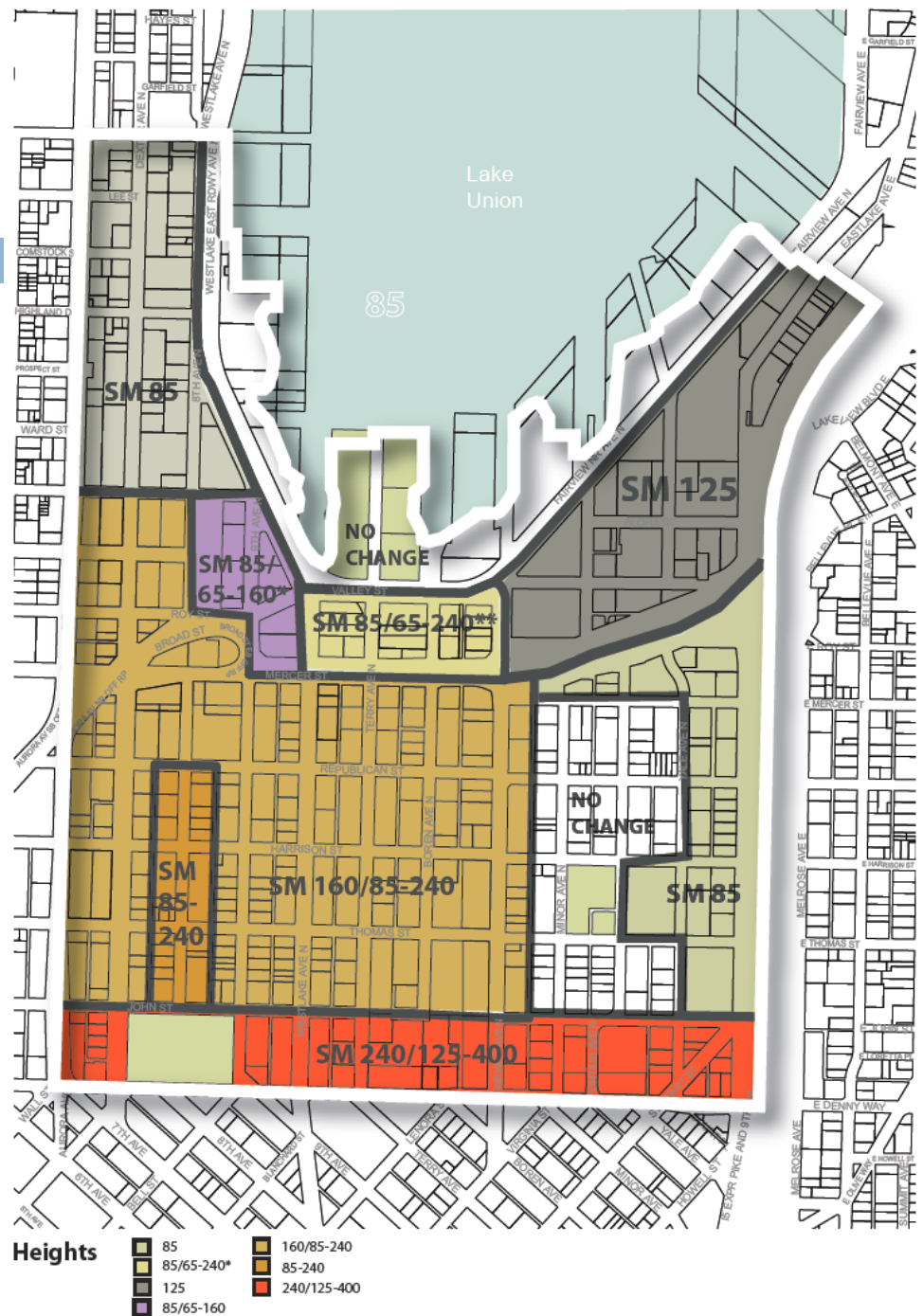


16,000 jobs

22,000 jobs

Recommendations

- Height recommendation
- Key Development Standards
- Pedestrian Environment
- Subarea Provisions



Development Capacity



Cascade – Existing Zoning



CASCADE PARK
EXISTING ZONING, EXPECTED BUILD-OUT

Cascade – Proposed Zoning



CASCADE PARK
PROPOSED ZONING, EXPECTED BUILD-OUT

Fairview Corridor – Existing Zoning



Fairview Corridor – Proposed Zoning



FAIRVIEW AVE N & DENNY WAY
PROPOSED ZONING, EXPECTED BUILD-OUT

Lakefront — Existing Zoning



SOUTH LAKE UNION PARK
EXISTING ZONING, EXPECTED BUILD-OUT

nbbj

Lake Front — Proposed Zoning



SOUTH LAKE UNION PARK
PROPOSED ZONING, EXPECTED BUILD-OUT

nbbj

View from Capitol Hill- Existing Zoning



View from Capitol Hill – Proposed Zoning



MELROSE & DENNY
PROPOSED ZONING, EXPECTED BUILD-OUT

nbbj

8th Avenue Residential Corridor



Thomas Street Green Street



Next Steps

- Consideration of Ordinance Now-Q1 2013
 - ▣ 12/3 PLUS Discussion

- TDR for TIFF
 - Public Review of Draft Project List Dec 2013
 - Implementing Legislation Jan 2013